

**PLANNING AND ZONING COMMISSION
STAFF REPORT**

September 1, 2016



RP16-28: proposed Replat of Tract “B” and 0.877 acres out of Tract “C” in the Westwood Estates Subdivision and 2.885 acres out of the Zeno Phillips Survey, A-45

SIZE AND LOCATION: 5.57 acres of land located generally northwest from Lorito Circle, north from its intersection with Westwood Main

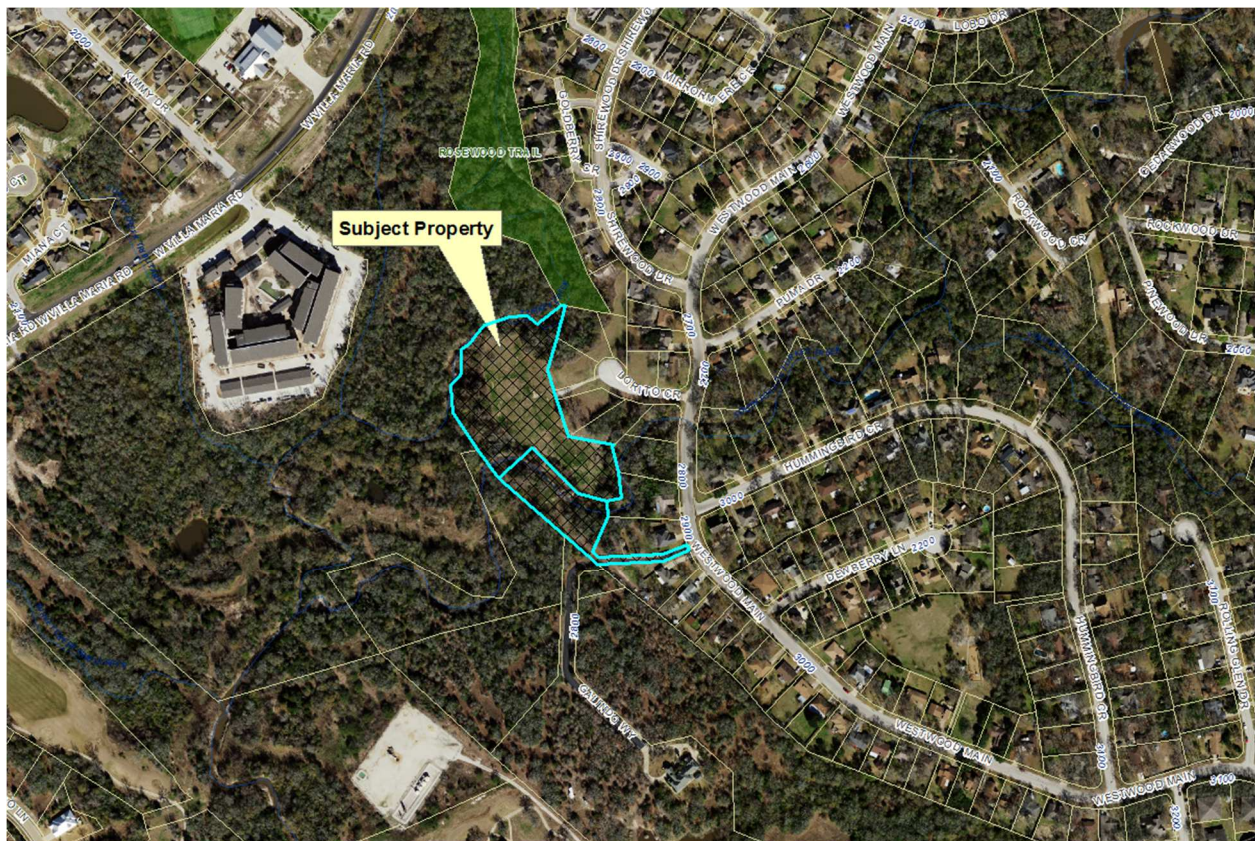
EXISTING LAND USE: vacant acreage

ZONING: Residential District – 5000 (RD-5)

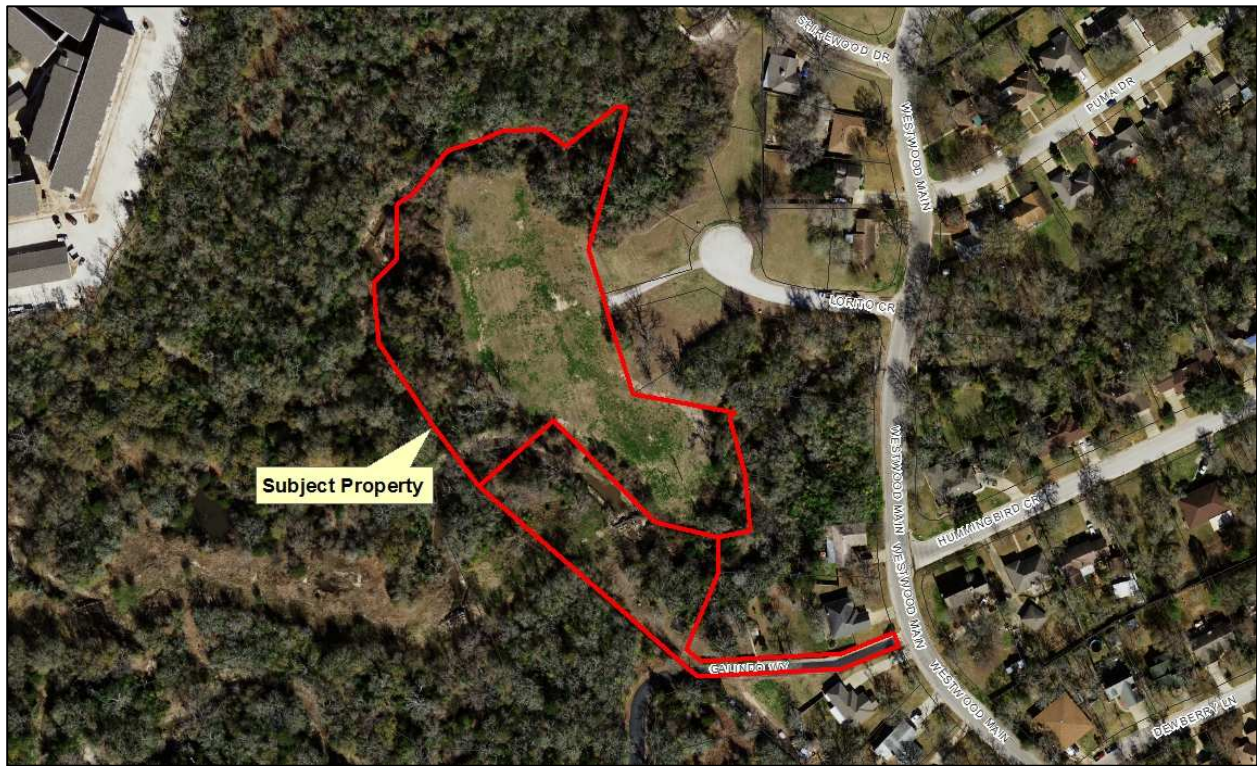
APPLICANT(S): City of Bryan

AGENT: Civil Engineering Consultants – Stewart Kling

STAFF CONTACT: Randy Haynes, AICP, Senior Planner



2015:



2013:



BACKGROUND:

The subject property was the site of a wastewater treatment facility built in the 1970's and operated as Brazos County Municipal Utility District No.1, a private utility system serving new residential development then located outside the Bryan City limits.

In September, 1981 the City of Bryan annexed 750 acres of land that encompassed all of the territory served by Brazos County Municipal Utility District No.1, and, at that time, took over all of the property and other assets as well as debts and obligations of that corporation. For the past 35 years, the subject property has been owned by the City of Bryan. After completion of the Thompson Creek Wastewater Treatment Plant in 2014, the wastewater facility on the subject property was demolished and removed. The tract is now vacant.

A portion of the subject property encompassed all of Tract "B" and part of Tract "C" on the final plat of the Westwood Estates Subdivision, recorded in 1975. The balance of the 5.57-acre subject tract, 2.885 acres, remains unplatted land.

The proposed final plat shows two new lots. Tract 1R is 1.73 acres in size and located entirely outside of identified floodplain. Tract 2R is a 3.84-acre parcel and is almost entirely encumbered by floodplain. A note on the plat document states the purpose of the new lots. Tract 1R is being dedicated as City of Bryan parkland and Tract 2R is to be incorporated into the Turkey Creek Conservation and Recreation Preserve as part of a comprehensive trail system.

RECOMMENDATION:

The proposed replat meets all applicable standards and ordinances. The Site Development Review Committee and staff recommend **approving** this proposed replat.